



**Kennedy  
& Foster**

9 Fisher Mead

Biggleswade

SG18 0GZ

**£485,000**

- FOUR BEDROOM DETACHED
- WELL PRESENTED ACCOMMODATION
- LOUNGE
- KITCHEN/DINING ROOM

- UTILITY
- CLOAKROOM, EN SUITE & FOUR PIECE FAMILY BATHROOM
- OUTSIDE OFFICE/ GARAGE
- WALLED GARDEN



This well presented and beautiful 4 bedroom detached home that must be viewed to appreciate what the property offers. To compliment the accommodation is an outside office which is versatile (formally part of the garage) a walled garden ideal for entertaining and driveway leading to garage. Contact Kennedy & Foster the sole agents to arrange your viewing.

#### **FRONT DOOR INTO: ENTRANCE HALL**

Amtico flooring, stairs to first floor landing, under stairs storage cupboard. Doors to:

#### **CLOAKROOM**

Low level W.C, pedestal basin, radiator, Amtico flooring.

#### **LOUNGE**

20' 03" x 13' 02" (6.17m x 4.01m) uPVC double glazed bay windows and uPVC double glazed window, 2 radiators, inset lighting.

#### **KITCHEN/DINING ROOM**

20' 01" x 10' 08" (6.12m x 3.25m) Wall, base and drawer units with work surfaces over. Integrated dish washer, fridge/freezer, double oven. Island with induction hob, extractor hood over and cupboards under. Radiator, uPVC double glazed dual aspect window, uPVC double glazed French doors to rear garden. Amtico flooring, inset lighting. Opening to:

#### **UTILITY**

7' 01" x 4' 03" (2.16m x 1.3m) Wall and base units, cupboard housing boiler, space for washing machine, radiator, Amtico flooring, door to side

#### **FIRST FLOOR LANDING**

Shelved storage cupboard. Doors to:

#### **BEDROOM ONE**

11' 09" x 10' 01" (3.58m x 3.07m) Radiator, uPVC double glazed window. Door to:

#### **ENSUITE**

Fully tiled double shower with rain water shower and hand shower attachment, heated towel rail, shaver sockets, low level W.C, wash hand basin, tiled flooring.

#### **BEDROOM TWO**

10' 09" x 8' 07" (3.28m x 2.62m) uPVC double glazed window, radiator, built in wardrobe with mirrored sliding doors.

### **BEDROOM THREE**

9' 09" x 9' 07" (2.97m x 2.92m) uPVC double glazed window, radiator.

### **BEDROOM FOUR**

9' 11" x 8' 03" (3.02m x 2.51m) uPVC double glazed window, radiator.

### **FOUR PIECE BATHROOM**

Panelled bath with mixer tap and shower attachment, fully tiled splash backs, fully tiled shower cubicle, wash hand basin, low level W.C, tiled flooring, heated towel rail, inset lighting, uPVC double glazed frosted window, shaver sockets.

### **OUTSIDE**

#### **FRONT GARDEN**

Pebbled garden with shrubs, pathway to front door.

#### **DRIVEWAY**

Parking for 2/3 cars, electric charger point.

#### **PARTITIONED GARAGE**

13' 07" x 10' 11" (4.14m x 3.33m) Power and light, back shelving.

#### **OFFICE (FORMALLY PART OF GARAGE)**

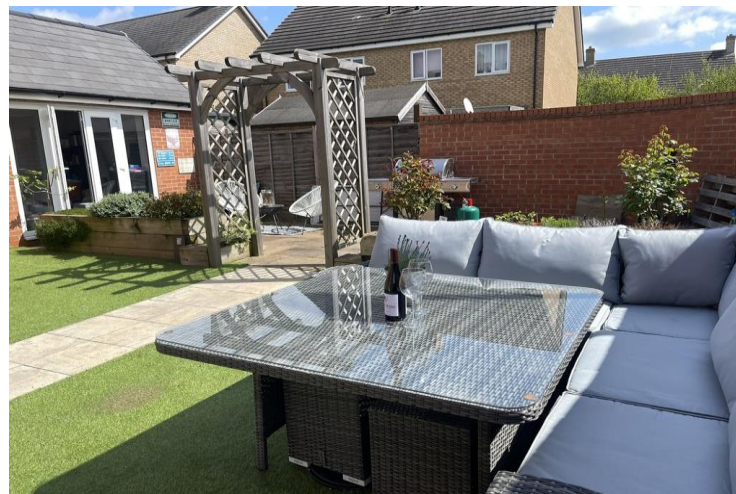
12' 08" x 10' 06" (3.86m x 3.2m) Laminate flooring, power and light, internet access.

### **REAR GARDEN**

A mainly brick walled garden, outside tap, artificial lawn, outside lightings, electric points, paved patio, gated side access.

### **AGENTS NOTES**

There is an annual development estate maintenance charge this year is £154.82.



OUTBUILDINGS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### COUNCIL TAX BAND

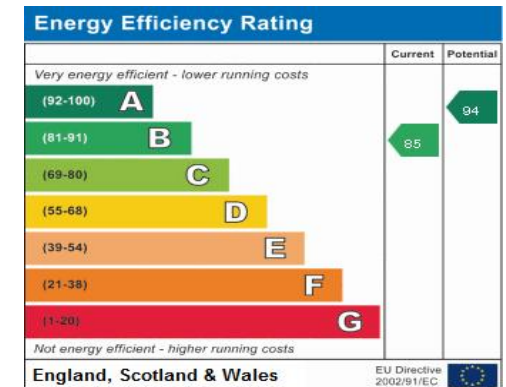
Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements